

TERMS OF SALE

IN REM NO. 161 AUCTION

All properties upon which judgment has been obtained by the County of Erie (hereinafter "County") in the proceeding known as In Rem 161 will be sold under the direction of the Erie County Director of Real Property Tax Services, the Referee, pursuant to the following terms:

1. The minimum bid may not be less than \$500. However, the Referee does reserve the right to set the minimum bid for a specific property at an amount in excess of \$500. The greater of twenty percent (20%) of the purchase money of said premises or \$500 will be required to be paid in cash or certified check to the said Referee at the time and place of sale, for which the Referee's receipt will be given. The Referee will give full credit for any deposit in excess of the amount paid. In the event that the property reverts back to the County, the Referee is not required to collect the deposit.
2. The remainder of said purchase price will be required to be paid in cash or certified check payable to: Joseph Maciejewski, Referee, and deliverable to the offices of Mosey Persico, LLP, 625 Delaware Avenue, Suite 304, Buffalo, New York or at such other place designated by the Referee or his attorney no later than TBD.
3. The Referee is not required to send any notice to the purchaser; and if purchaser neglects to call at the time and place above specified to receive his deed, he will be deemed to be in default under these Terms of Sale and will be charged with interest at nine per cent (9%) per annum on the balance due from the date of sale to the ultimate date of delivery of the Referee's Deed, plus any additional costs and fees, including attorneys' fees, unless the Referee shall deem it proper to extend the time for completion of said purchase.
4. The Referee conducting the sale shall pay out of the proceeds of sale, if any, as follows:
 - (a) expense of the sale;
 - (b) costs awarded in the foreclosure judgment;
 - (c) all taxes, assessments and water and sewer rates which are liens upon the real estate, but which have become such subsequent to the filing of the Notice of Pendency (TBD), or for the non payment of which no tax sale has been had prior thereto, shall be paid in the inverse order of the time at which such taxes and assessments became liens;
 - (d) all tax sale certificates against the property which may have been issued subsequent to the filing of the Notice of Pendency and shall be paid in the inverse order of the date of issuance of such certificates;
 - (e) so far as such proceeds shall suffice to pay the same, the several amounts due to the

plaintiffs and defendants in such action, including the County of Erie, on the tax sale certificates held by them against the property, with all interest, penalties, additions and expenses allowed by law, in the inverse order of the date of issuance of such tax sale certificates.

Any and all taxes arising after the date of the filing of the Notice of Pendency survive the foreclosure sale to the extent not paid by the proceeds of sale and are the responsibility of the purchaser.

The Referee will exercise due diligence in ascertaining the taxes, assessments, water, sewer and other municipal liens against the property as of the date of the sale, but makes no guarantees or warranties as to that information. Any liens or other encumbrances which are not disclosed to the Referee or the County's closing attorney prior to the closing date or are discovered after the closing date become the sole responsibility of the purchaser. Further details are provided on Exhibit A attached.

The aforesaid terms of this paragraph 4 do not apply if the County shall, previous to the delivery of the deed, produce to the Referee proof of the payment thereof.

5. The purchaser of said premises will, at the time and place of sale, sign a memorandum of his purchase, and an agreement to comply with the terms and conditions of sale herein contained.

6. In case any purchaser shall fail to comply with any of the conditions of sale, the premises so struck down to him may again be put up for sale under the direction of said Referee, without application to the Court, unless the County's attorney shall elect to make such application.

In the alternative, the Referee reserves the right to sell the premises to the second highest bidder.

In the event of a resale, purchaser shall be held liable for the difference between the amount received upon resale and the amount of purchaser's original bid, interest on the original bid at 9 per cent per annum from the date of the first sale to the ultimate delivery of the Referee's deed, plus costs, expenses and fees (including attorneys' fees) occurring as a result of said resale. Purchaser's deposit shall be applied to said deficiency, with any overage refunded to said purchaser. Purchaser shall be liable for any remaining deficiency.

Should the County be the successful bidder at said resale or if the premises is not resold, the purchaser's deposit shall be forfeited. Such forfeiture shall not be a waiver of any rights of the County to seek and obtain other damages as allowed for by law.

7. The premises are being sold in "AS IS" condition defined as the condition of the premises as of the date of the sale and continuing through the date of the closing. And subject to: any zoning restrictions and any amendments thereto, according to law, and now in force; subject to the state of facts an accurate survey may show; rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley, or highway; covenants, restrictions, agreements, reservations and easements of record, if any, and to any and all violations thereof; any and all building and zoning regulations, restrictions and ordinances of the municipality in which said

premises are located, and violations and/or liens of same, including, but not limited to, reapportionment of lot lines, and vault charges, if any; any and all orders or requirements issued by any governmental body having jurisdiction against or affecting said premises and violations of the same; the physical condition of any buildings or structure on the premises as the date of sale hereunder; the rights of the United States of America to redeem, if any; rights of tenants, occupants or squatters, if any. It shall be the responsibility of the purchaser to evict or remove any parties in possession of the premises being foreclosed herein. There shall be no adjustment on a pro-rata basis in favor of the purchaser for any rents that are paid for a period after the date of this sale.

8. The risk of loss or damage by fire, vandalism or other cause between the time of sale and delivery of the deed is assumed by the Purchaser.

9. As to any information from whatever source provided on behalf of the County concerning the premises, the County makes no guarantee regarding the accuracy or completeness of such information. Purchaser is responsible for performing his own independent investigation.

10. The County makes no representations or warranties with respect to the marketability or insurability of the title to the premises being sold and in the event that the Referee is unable to convey title to the subject premises as set forth herein and/or in the Judgment of Foreclosure and Sale, or the Referee's Deed is found to be defective subsequent to the delivery of the deed, purchaser's remedy shall be limited to the return of those sums actually paid on account of the purchase price, and neither the Referee nor the County nor the County's attorneys herein shall be liable to the purchaser for any consequential or other damages whatsoever, or for any monies advanced for any purpose whatsoever by purchaser.

11. The County shall prepare and provide a Referee's Deed to the purchaser. All other expenses of closing, including but not limited to, costs of Recording the Referee's Deed, including Real Property Transfer Tax and Transfer Stamps, if any, and title continuation charges and title insurance costs shall be borne by the purchaser. Referee will not furnish an abstract of title or survey.

12. If there is a conflict between these terms of sale and any pleading filed in the foreclosure action, then the provisions of these Terms of Sale shall control.

13. The bidder and/or purchaser and/or assignee has no legal authority to enter the property or to remove belongings of prior owner(s) or tenant(s) or to alter or modify the property in any way, to charge rents or to evict until the closing is finalized and the deed is recorded.

Dated: October 2, 2013

JOSEPH MACIEJEWSKI
Erie County Director of Real Property Tax Services, as Referee

Exhibit A

Bidders at the tax foreclosure sale are advised that if winning bid amounts are not sufficient to satisfy certain real estate tax liens, these liens remain open, valid and enforceable.

At the beginning of these foreclosure actions, the List of Delinquent Properties was filed in the Erie County Clerk's Office on TBD. This document served as a Notice of Pendency relative to the property at issue herein. The Notice of Pendency confirms the filing of the foreclosure against the premises involved. By law, tax liens arising after the date of the filing of the Notice of Pendency survive the foreclosure sale. If the funds paid by the winning bidder to acquire the premises are not sufficient to pay these taxes, they continue to attach to the premises and are the responsibility of the new owner.

For each parcel in this In Rem 161 auction, the Notice of Pendency date is TBD. Tax liens arising subsequent to that date survive the sale to the extent not paid by the bid proceeds. Tax liens arising prior to TBD are eliminated by the sale if not fully paid by the bid proceeds.

Any and all taxes that arise after the Notice of Pendency filing on TBD, survive the sale to the extent not paid by the bid proceeds.

The Referee shall not be responsible for any liens, assessments or other encumbrances not discovered until after the closing. In such a circumstance, the purchaser shall be responsible for paying or otherwise resolving such liens, assessments or encumbrances and shall have no recourse against the Referee, the County of Erie, its agents, servants or employees.